



Stanway Close,
Bakersfield, Nottingham
NG3 7HA

£200,000 Freehold



A FOUR BEDROOM SEMI DETACHED HOUSE SELLING WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are extremely pleased to bring to the market this extended four bedroom semi detached property. The property comes to the market with the benefit of no upward chain and is priced attractively due to a programme of modernisation works that would be required. The property would be ideally suited for an owner occupier looking to buy an already extended property where upon they can add their own improvements and create an ideal family home. Set within a private cul-de-sac location close to all the amenities and facilities the area has to offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of an entrance hallway, living room with picture window to the front and dining kitchen to the ground floor. To the first floor the landing leads to the four bedrooms, large family bathroom and separate w.c. There is a driveway to the front with an enclosed low maintenance garden to the rear, integral garage, store and additional brick built store/utility to the rear of the garage.

As previously mentioned the property does require a degree of improvement works and this has been reflected in the competitive asking price. Coming to the market with no upward chain, contact the office to make your appointment to view this family property today.



Entrance Hallway

UPVC double glazed entrance door to the side with fixed double glazed side panel leading to:

Lobby

Stairs to the first floor and internal glazed door to:

Living Room

19'9 x 14'9 max approx (6.02m x 4.50m max approx)

UPVC double glazed picture window to the front, wall mounted double radiator, gas fire (not tested), wooden mantle, brick surround and quarry tiled hearth, internal glazed door to:

Dining Kitchen

14'8 x 9'10 approx (4.47m x 3.00m approx)

UPVC double glazed windows and door to the rear, open plan living/dining kitchen with space and point for a free standing gas cooker, space and plumbing for automatic washing machine and tumble dryer, stainless steel sink with hot and cold taps above, wall and base units incorporating laminate work surface over, tiled splashbacks, laminate flooring, wall mounted double radiator, understairs storage cabinet.

First Floor Landing

Ceiling light point, wall mounted radiator, loft access hatch, airing/storage cupboard housing the hot water cylinder and panelled doors to:

Bedroom 1

15'11 x 8'7 approx (4.85m x 2.62m approx)

UPVC double glazed picture window to the front, wall mounted double radiator, built-in storage cupboard.

Bedroom 2

9'2 x 8'5 approx (2.79m x 2.57m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

Bedroom 3

11'2 x 7'8 approx (3.40m x 2.34m approx)

UPVC double glazed window to the front, wall mounted double radiator and ceiling light point.

Bedroom 4

10'11 x 6' approx (3.33m x 1.83m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point and built-in storage cupboard over the stairs.

Bathroom

12'3 x 7'2 approx (3.73m x 2.18m approx)

Four piece suite comprising panelled bath, low flush w.c., pedestal wash hand basin, walk-in shower enclosure with mains fed shower above, UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

Separate w.c.

6'7 x 3'3 approx (2.01m x 0.99m approx)

UPVC double glazed window to the rear, vanity wash hand basin, low flush w.c., tiled splashbacks, ceiling light point.

Outside

To the front of the property there is a driveway providing off the road vehicle hard standing, low maintenance gravelled garden with wall to the boundary and pathway to the side entrance door.

To the rear of the property there is an enclosed garden with paved patio area, fencing to the boundaries and ornamental pond. UPVC double glazed access door to garden store.

Garden Store

8'6 x 7'9 approx (2.59m x 2.36m approx)

Window to the rear, wall mounted gas central heating boiler, work surface with storage under, ceiling light point and internal door to garage.

Integral Garage

18'3 x 7'10 approx (5.56m x 2.39m approx)

Up and over door to the front, ceiling light point, panelled door to garden store and panelled door to:

Ground Floor w.c.

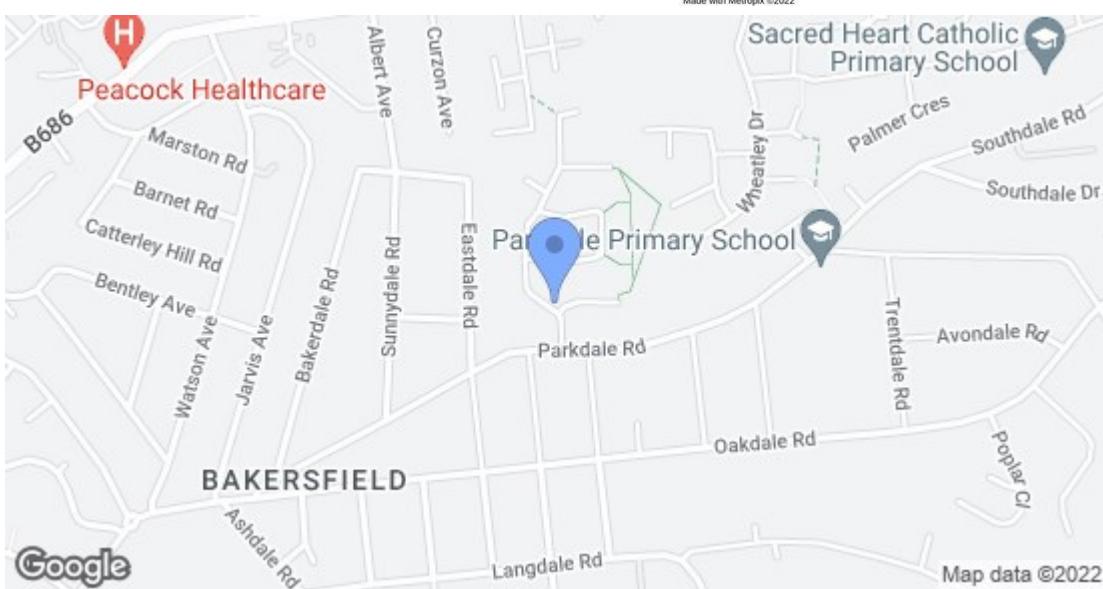
4'8 x 3'8 approx (1.42m x 1.12m approx)

Low flush w.c. and ceiling light point.





TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan detailed here, measurements of rooms and areas are approximate and are provided for guidance only. There is no guarantee for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	67
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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